

018.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

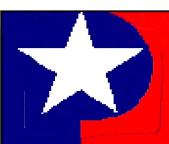
992,600 / 992,600

USE VALUE:

992,600 / 992,600

ASSESSED:

992,600 / 992,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BROWNELL KEVIN	
Owner 2: KERTZNER NATALIE	
Owner 3:	

Street 1: 55 BAY STATE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROBERTS DAVID M & NADIA -

Owner 2: -

Street 1: 55 BAY STATE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2553 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6114		Sq. Ft.	Site		0	85.	0.99	2									512,908						512,900	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6114.000		479,700				512,900		992,600						13229	
																		GIS Ref					
																		GIS Ref					
																		Insp Date					
																		06/18/20					

USER DEFINED

Prior Id # 1:	13229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	018.0-0007-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,700	0	6,114.	512,900	992,600		Year end	12/23/2021
2021	101	FV	465,900	0	6,114.	512,900	978,800		Year End Roll	12/10/2020
2020	101	FV	463,600	0	6,114.	512,900	976,500	976,500	Year End Roll	12/18/2019
2019	101	FV	340,400	0	6,114.	663,800	1,004,200	1,004,200	Year End Roll	1/3/2019
2018	101	FV	328,600	0	6,114.	422,400	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	328,600	0	6,114.	386,200	714,800	714,800	Year End Roll	1/3/2017
2016	101	FV	328,600	0	6,114.	313,800	642,400	642,400	Year End	1/4/2016
2015	101	FV	315,900	0	6,114.	313,800	629,700	629,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS DAVID M	1510-37		6/22/2017		1,080,000	No	No		
BARTLETT STEPHE	1420-34		7/25/2012	Private	762,000	No	No		
SILVIA LEONA	1322-112		7/3/2006	Change>Sale	400,000	No	No		
SILVIA PAUL R	1126-172		5/23/1994			10	No	No	A

TAX DISTRICT

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2020	Measured	DGM	D Mann
4/12/2018	SQ Returned	MM	Mary M
11/18/2017	MEAS&NOTICE	BS	Barbara S
11/10/2017	MEAS&NOTICE	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
1/23/2009	Meas/Inspect	294	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
12/17/2006	MLS	HC	Helen Chinal
3/10/2005	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6114		Sq. Ft.	Site		0	85.	0.99	2									512,908						512,900	

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	k - Kelwyn Manor	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1941
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x12	A	AV	2010	0.00	T	7.2	101						

More: N

Total Yard Items:

Total Special Features:

SKETCH**RESIDENTIAL GRID**

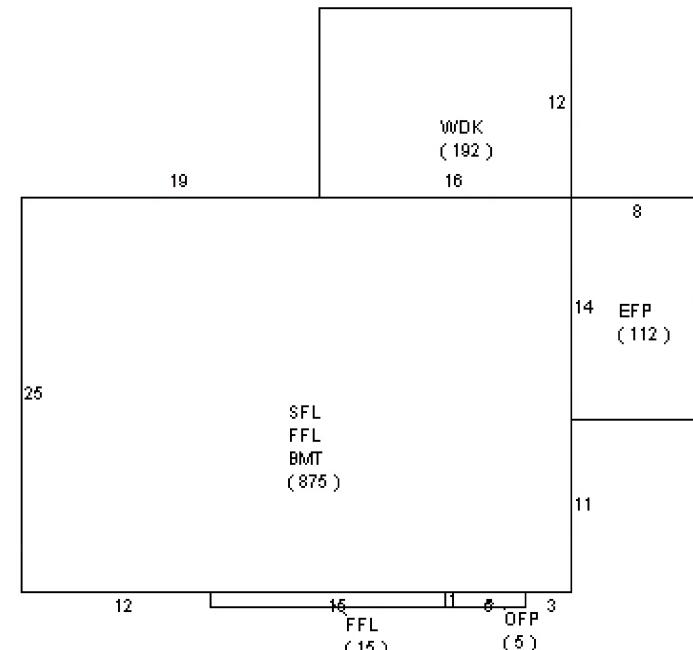
1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 1 HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	4	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	890	170.130	151,416	BMT	100	FLA	90	A	
BMT	Basement	875	85.490	74,804						
SFL	Second Floor	875	170.130	148,864						
WDK	Deck	192	11.780	2,262						
EFP	Enclos Porch	112	54.170	6,067						
OPF	Open Porch	5	46.250	231						
Net Sketched Area: 2,949					Total:	383,644				
Size Ad	1765	Gross Area	2949	FinArea	2553					

IMAGE**AssessPro Patriot Properties, Inc**